SEMINOLE COUNTY GOVERNMENT AGENDA MEMORANDUM

SUBJECT: Patio Grill Construction Project located at 2900 South Orlando Dr. US 17-92 in the City of Sanford within the US 17-92 CRA

DEPARTMENT: Planning and Development **DIVISION:** Community Redevelopment Agency

AUTHORIZED BY: <u>Dori DeBord</u> CONTACT: <u>John Metsopoulos</u> EXT: <u>7133</u>

MOTION/RECOMMENDATION:

The CRA Board authorizes the Chairman to execute the US 17-92 CRA Redevelopment Grant Agreement between the CRA and TGJP Enterprises; and authorizes the Chairman to execute a resolution implementing Budget Amendment Request (BAR) #09-10 through the Community Redevelopment Fund in the amount of \$233,188.00.

County-wide John Metsopoulos

BACKGROUND:

The property, located at 2900 Orlando Drive, Sanford, is a former Western Sizzler Restaurant that closed in1991. The Sanford City Commission condemned the structure on November 8, 2004. On October 23, 2006 the Sanford City Commission ordered the building demolished. On October 20, 2006 a conceptual plan for the renovation of the existing building was submitted by TGJP Enterprises, located at 114 Oak Lane, Winter Springs, FL 32708. On January 9, 2007, the City of Sanford Development Review Team found the Patio Grill Plans to be compliant. On January 22, 2007, the Sanford City Commission approved the postponement of the demolition for 30 days in order to have Engineering Plans approved for the proposed Patio Grill with construction beginning within 30 days of approval but no later than March 22nd.

Permits for construction were received in August of 2007. \$2.1M (includes cost of land) in redeveloping the property and constructing a full service restaurant and banquet hall. TGJP Enterprises has owned and operated Dan's (restaurant) in Longwood since 2000, which last year had annual sales of \$1.1M. It also has owned and operated Patio Grill in Longwood since 1998, which last year had annual sales of \$1.45M.

CRA Goals and Objectives Addressed by the Proposed Project:

- Promote environmental clean-up, restoration, and protection.
- Provide infrastructure upgrades and enhancements where existing service is in poor condition, inadequate, or non-existent.
- Stimulate private investment along the corridor.
- Reduce visual blight and improve the overall appearance of the corridor.
- Encourage the acquisition, demolition, and reuse of properties that, by virtue of their

location, condition, or value, no longer function at their highest economic potential.

- Improve the investment image of the redevelopment area.
- Promote economic growth by providing job creation and sustainable wages.
- Support mass transit along the corridor by the property owner granting a property easement for bus shelter if deemed necessary by Lynx.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to execute the US 17-92 CRA Redevelopment Grant Agreement between the CRA and TGJP Enterprises and further authorize the Chairman to execute a resolution implementing Budget Amendment Request (BAR) #09-10 through the Community Redevelopment Fund in the amount of \$233,188.00.

ATTACHMENTS:

- 1. Minutes
- 2. Grant Application
- 3. License-Registration-Paid Taxes
- 4. Agreement
- 5. City Demolition Order
- 6. Demolition Delay
- 7. Timeline
- 8. New Site Plan
- 9. Parcel Details
- 10. Exsiting Site
- 11. Conceptual Drawing
- 12. Cost Estimates
- 13. Budget Ammendment Request

Additionally Reviewed By:

☑ Budget Review (Lisa Spriggs, Ryan Switzer)

County Attorney Review (Ann Colby)

MINUTES OF THE US 17-92 REDEVELOPMENT PLANNING AGENCY September 25th, 2008 Public Safety Building

PRESENT:

Commissioner Bob Dallari Seminole County BCC

Bill McDermott Seminole County Economic Development Director Shani Beach Economic Development Administrative Assistant

Alison Stettner Planning Manager Commissioner Jo Ann Lucarelli City of Lake Mary

Antonia Gerli Principal Planner, Sanford
Terry Winn Seminole County Fire

Commissioner Randy Jones

Rosangela Santiago

Steve Noto

Commissioner Sandra Solomon

Jeanne Gold

City of Sanford

US 17-92 CRA

Planning, Lake Mary

City of Casselberry

Safe House of Seminole

Michael Towers

Thomas & Connie Gekas

Oakwood Construction
Patio Grill Sanford

John Metsopoulos US 17-92 CRA Program Manager

Julio & Olga Batista Batista Commerce Center

Meeting called to order by Commissioner Dallari.

Old Business:

Green Building Grants & Incentives – John Metsopoulos

Formal proposal to be presented at next meeting.

SEED Project - John Metsopoulos

The County and cities have been filed with the Florida Department of Environmental Protection. John requested permission to move forward with the planning of the ribbon cutting ceremony. A tentative location has been set for Sanford. Saturday morning selected as the most appropriate time and day for this event. Commissioner Dallari asked that the date be coordinated with all of the members of the RPA and CRA, and that the mayors and elected officials for the corresponding cities be invited to attend.

Five Points Medians - John Metsopoulos

We will have a more definitive timeline once they install the water meter.

Fern Park Lighting – John Metsopoulos

We are waiting to have the electrical tested. It is taking a little longer than anticipated.

Wayfinding – John Metsopoulos/Alison Stettner

John and Alison have a meeting scheduled with the Casselberry City Manager on October 6th. Longwood has indicated they are interested in participating. Once the draft report has been put together it will be presented to the RPA as well as to Longwood. John stressed only minor changes may possibly be made. The information will then be passed on to Glatting Jackson to determine where the signs may be placed based on utilities. The signs can then be printed and put up with final approval from DOT. John stated that the Planning Division and Alison have been phenomenal in helping with this project. Their expertise has been invaluable to the US 17-92 CRA.

Criteria Update – John Metsopoulos

Per the request of the RPA a set of criteria has been put together for the grant application process. Signage Matching Grant of up to \$5,000, Façade Grant with matching up to \$5,000 thereafter 10% of total project costs, Revitalization/Construction Grant with matching up to \$5,000 thereafter 10% of total project costs. For the Revitalization Grant it was recommended that the request for a Certificate of Occupancy be changed to a signed permit or equivalent because new Certificates of Occupancy are not issued for existing businesses. The Landscaping Grant is also matching up to \$5,000 thereafter 20% of total project costs. A draft of the Redevelopment Application was presented. Commissioner Dallari requested a note be inputted for the submission of digital photographs with the application along with the ROI of the CRA's investment. An arrangement has been made with the Property Appraiser's office to acquire the "ballpark" range of what the improvements will cost in terms of tax revenue. Draft Façade/Sign/Landscaping Application introduced. Three Addendums have been incorporated; a disclaimer accepting the Terms of Contract, Permission for Property Improvements and a Cost Analysis table. A list of qualified improvements for the grants was introduced for review. Commissioner Dallari requested the addition of utilities improvements to the existing utilities relocation. Other changes included the addition of stormwater and drainage improvements, parking improvements and the addition of Special Site Specific Needs. Commissioner Solomon made the motion to approve the Criteria with the requested changes. The motion was seconded and passed unanimously. Commissioner Dallari later asked to include in the application and contract an agreement allowing for easements to be used for bus shelters if requested by Lynx.

East Central Florida Regional Planning Council – Tom Tomerlin

Phil Laurien will be presenting at the next meeting.

New Business:

Approval of Minutes – Motion made by Commissioner Sandy Solomon to approve minutes as presented, motion seconded and passed.

LYNX Shelter Presentation - Jeff Reine

PowerPoint Presentation depicted the ridership along the corridor. US 17-92 was referred to as a Transit Emphasis Corridor. Links 102 & 103 are dedicated links for the US 17-92 corridor, all other are feeder lines. LYNX has been awarded a grant to increase the headways of Link 103 from 30 minutes to every 15 minutes. A start date is forthcoming. Nineteen new shelters are being proposed by Lynx for the corridor. Commuter Rail has contacted Lynx and would like to incorporate a design that correlates better with the shelters they will be using. Limitations to installations include TLA's, road construction, and Right-of-Way issues. The shelters will have benches composed of seats separated by bars to discourage sleeping on them. In lieu of the costs of the shelters and their installation Lynx asks that the maintenance be provided by the municipalities. Offering advertising at the stops could help offset the cost of maintenance. Jeff recommended having businesses sponsor a sign at each stop that states the bus route and times. Commissioner Jones expressed an interest in having more bus shelters along US 17-92 in Sanford.

Action Items:

Patio Grill – John Metsopoulos, Tom Gekas

The demolition delay order was presented to the RPA. A timeline of the property was supplied by Antonia. A list of cost overruns was presented along with a narrative by Tom Gekas. The improvements to the property were submitted to the Property Appraiser to get a relative number as to the increase in the taxable base. The previously approved criteria will be applied to the project with a request for up to 10% of the total cost. Commissioner Dallari requested the Grant Application be filled out prior to the submission to the CRA including the calculated ROI. Commissioner Lucarelli made the motion to approve; it was seconded by Commissioner Jones. Commissioner Dallari asked Mr. & Mrs. Gekas if they would consider agreeing to the terms of allowing easement for a bus shelter if Lynx requested it for a shelter and they agreed. Motion was voted on and passed unanimously in the amount of \$233,188.00. Commissioner Dallari recommended that the Gekas meet with the County Commissioners one-on-one to seek their approval prior to the CRA hearing.

Sanford Median Beautification Project

Before pictures and after enhanced photos were shown. The question was raised if the transponders could be better blended into the landscaping. Alison suggested painting them black and planting around them to help blend them in. The fencing upgrade costs for the areas surrounding the ponds have not been received from FDOT, connection has been established. The cost for the medians includes a two year maintenance agreement. Commissioner Dallari requested that the maintenance agreement specify that the City of Sanford will be responsible following the two year term. The motion was made to approve the project in the amount of \$389,950.00 with the changes that were stated. The motion was voted on and passed unanimously.

Batista Office Park:

The Batista's are requesting \$206,127. The project is considered a "special needs area". Commissioner Jones referred to the area as horrible. Pictures were presented to demonstrate the current and proposed use of the property. The areas is severely blighted but is starting to turn around with the coming of the Patio Grill, Southern Technical College, the Batista Commerce Center and the redevelopment of the medians along that stretch of the corridor. The Batistas plan to charge \$17.50/ft²; Bill stated the class "A" rate is currently \$22/ft² and considers this is a great rate to spur business in the area. Motion was made by Commissioner Jones to approve the project. Items to include in the presentation to the CRA are the ROI, information regarding the assemblage of properties and the terms to allow for easement if Lynx requested it for a bus shelter. Commissioner Dallari also recommended that they meet with the County Commissioners one-on-one to seek their approval prior to the CRA hearing. Item was approved unanimously.

2008 US 17-92 Budget For Information Only

Breakdown of contingency funds presented. The CRA wants a line item for the running total of monies allocated for land acquisitions and the criteria for the type land wanted.

Discussion items:

Florida Redevelopment Association Conference

Shani Beach agreed to coordinate the arrangements for anyone attending.

Firehouse Stations 22 & 35

The Fire Chief has asked to have the item brought up. They have two facilities along US 17-92; Station 35 at Fivepoints and Station 22 in Fern Park. They are considering submitting both properties for landscaping and hardscaping improvements and use it as a model project for the corridor. Commissioner Dallari stated as long as they fill out the forms and expect to be treated as everyone else there is no problem.

Upcoming Holidays

Commissioner Dallari would like to postpone the December meeting if the agenda is light and reconvene in January. The decision was left pending the following meeting.

Meeting was adjourned.











US 17-92 CRA Grant Program for REDEVELOPMENT & CONSTRUCTION

Information & Application Fiscal Year 2008-2009

US 17-92 Community Redevelopment Agency Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

Purpose:

The purpose of the US 17-92 CRA Redevelopment and Construction Grant is to encourage redevelopment to any existing building and to encourage private investment for new construction in the US 17-92 Community Redevelopment Area (map attached). Grants will be considered for exterior redevelopment and new construction work as itemized on page 3, except in the case of contaminant removal where funds can be allocated for interior and exterior projects.

The US 17-92 CRA Grant Program is designed to encourage private investment within the US 17-92 Community Redevelopment Area. The program provides public funding up to twenty percent of the total project costs, per building to pay for redevelopment and construction projects within the US 17-92 Community Redevelopment Area. Funds are appropriated annually in the US 17-92 CRA budget, and funding is available on a first-come first-served basis. The program is subject to the availability of budgeted funds in the US 17-92 CRA budget.

The <u>US 17-92 CRA Grant must support the goals of the Overlay District for the US 17-92 CRA area.</u> Applicants are also encouraged to consider the design guidelines specified in the Overlay to achieve the "Core Urban Green Living" theme.

Applicants are reminded that grant awards made are discretionary in nature and should not be considered an entitlement. All grant criteria contained herein are <u>guidelines</u> for awards, and successful applicants may receive any amount <u>up to</u> the maximum award. Should an applicant meet all grant criteria, a grant may or may not be awarded at the RPA's or CRA's discretion due to funding limitations, competing applications, and/or competing priorities.

Eligibility Requirements:

The US 17-92 CRA Grant Program is available to businesses and/or property owners that are located within the US 17-92 CRA district. Businesses must be properly licensed through the corresponding agency charged with the applicant's licensing, and applicants must propose a permitted/conforming use within the US 17-92 CRA district.

Applications will not be accepted from property owners (and tenants of property owners) who are delinquent on their taxes. Applicants must not have outstanding code violations or code liens. Additionally, applicants must be current with their occupational licensing requirements.

Eligibility Improvements:

The US 17-92 CRA Grant Program shall provide funds for redevelopment and construction projects that are consistent with the Land Development Code of the political subdivision where they are located, and further the goals outlined in the CRA Master Plan. Funds may be used for the following types of improvements:

Qualifying Improvements for Redevelopment & Construction

- Contaminant Removal, Interior & Exterior
- Ingress/Egress Improvements
- Exterior Lighting
- Exterior Signage
- Exterior Windows
- Façade Enhancements
- Landscaping
- Parking Improvements
- Roofing
- Sidewalks
- Utilities including but not limited to: Relocation & Improvements of existing utilities,
 Waterline Installation & Improvements, Storm water and Drainage Improvements, Lift
 Stations
- Special Site Specific Needs (as determined by the RPA and CRA)

*NOTE: All architectural designs, materials and colors must be consistent with the standards of the US 17-92 Community Redevelopment Area.

Available Funding and Matching Requirement:

A maximum amount up to twenty percent of a total a non-landscaping project may be allocated from the US 17-92 CRA funds for this program. It is anticipated that the number of projects submitted per year will increase as the program becomes more visible.

For landscaping improvements, the total cost of the overall landscaping project shall be available for an individual property.

Application Process and Deadline:

Applications will be accepted on a first-come, first-served basis and will be reviewed on an ongoing basis.

- (1) The applicant receives a US 17-92 CRA Grant Program Application form from the Seminole County Services Building or by downloading it from the RedevelopmentinSeminole.com website, and participates in a pre-application meeting with the Technical Advisory Committee. The Technical Advisory Committee will be comprised of the US 17-92 CRA Program Manager and representatives from the Planning Departments of Seminole County, Sanford, Lake Mary, Winter Springs, and Casselberry.
- (2) The applicant completes the application (pgs. 9 through 17) and submits it to the Technical Advisory Committee for review and approval. The application package includes the following;
- ☐ Current photo(s) of project site
- Property Appraiser parcel number and proof of paid property taxes
- Applicant Information
- □ Listing of businesses or services offered on site
- Description of proposed improvements
- □ Identification of project's support of the CRA Master Plan
- ☐ Current Occupational License
- Rendering or sketch of proposed improvements
- □ Architectural plans elevation drawings, dimensions, measurements, etc.
- ☐ Color and Material samples
- □ Sign/Awning design drawings and/or plans
- □ Documentation of cost estimates copies of vendor bids, estimates, etc

GRANT

- □ Signature of Property Owner and Applicant
- □ Completed Application

The applicant is responsible for all building and other permits and fees which are associated with the proposed project.

- Applicants are advised to submit a complete application and all supporting materials per the instructions in this packet; the committee will not review incomplete applications.
 - (3) The Technical Advisory Committee reviews the application according to the program selection criteria and forwards a recommendation to the RPA who then provides recommendation to the US 17-92 CRA.
 - (4) The US 17-92 CRA (Seminole County Commission) considers the recommendations of the RPA, and either approves the grant, approves with modifications, or denies the application and funding amount. If denied, the applicant may modify the existing application or reapply at a later date for a different project.
 - (5) The applicant and the US 17-92 CRA shall enter into a contract to specify the obligation of the applicant for grant reimbursement. The contract may be recorded in the public records of Seminole County, Florida. Prior lien holders may be required to subrogate their lien interests as a condition of the grant.
- Please note that applications must be reviewed and approved <u>BEFORE</u> work begins. Grants
 will not be awarded to projects that are under construction or completed.
 - (6) For projects approved by the Technical Review Committee, after the applicant submits any applicable permit applications to the appropriate City and/or the County for approval, and upon issuance of a permit, he/she completes the improvements according to City and County rules and regulations. Grant applications will not be accepted for projects under construction or completed.

The Cities and County are required to file informational returns (Form 1099-G) for individuals and entities receiving grants from the US 17-92 CRA. *This information is confidential and will only be used for informational return reporting purposes.* Grant

recipients must sign and return Substitute W9 form to the City/County before funds can be distributed.

- (7) Upon completion of the improvements, final inspection and approval by the US 17-92 CRA, and issuance of a Certificate of Occupancy (if applicable), the applicant submits a "reimbursement package" to the US 17-92 CRA which includes the following:
 - a. Completed reimbursement form (provided by the US 17-92 CRA);
 - b. Copies of applicable invoices or receipts;
 - c. Proof of payment for improvements (which must be at least as much as the amount indicated in the application); and
 - d. Photos of improvements (before and after).

Applicants will receive grant funding after the project is completed and all associated costs have been paid. Upon completion of approved work, in order to receive grant payment, the applicant must submit documentation of work completed and proof of payment to the US 17-92 CRA. It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the US 17-92 CRA by the award recipient. The project must be completed essentially as presented to the US 17-92 CRA in order to receive payment. At the approximate midpoint of the project the applicant will give an update to the RPA on the progress of the project either in writing or in person. The CRA reserves the right to make on-site inspections throughout the course of the project.

- Acceptable documentation is defined as PAID invoices/statements and/or schedule of values from vendors clearly detailing the work done for the project accompanied by copies of the cancelled check or credit card statement showing payment accompanied by a vendor invoice.
 - (8) If the project is not completed, is not approved in its final inspection, or does not receive its Certificate of Occupancy (if applicable) within one year of award, the grant shall expire.

GRANT

 Applicants have 12 months from the completion date of the project to file for reimbursement according to procedures set forth within the contract. The CRA will not be responsible to inform the applicants of this deadline.

If you have more than one project:

Grant applications will not be considered if the single building under the same ownership has received maximum 20 percent grant funds within the same category for a period of ten (10) years.

The following selection criteria will be used to review and rate applications for the US 17-92 CRA Grant Program. Criteria are derived from the goals and objectives of the US 17-92 CRA's adopted Redevelopment Plan as well as the adopted Comprehensive Plan of the political subdivision where the project is located.

Quality of Site Design and Materials: Degree to which the proposed project promotes the adopted Redevelopment Plan and promotes harmony with neighboring structures through the implementation of the Land Development Regulations and the use of urban design principles, site design, architecture, materials, color, landscaping, and other visual physical amenities.

- (1) Streetscape Aesthetics and Functionality: Degree to which the proposed project enhances the streetscape of US 17-92, including the addition or enhancement of display windows, awnings, landscaping, ADA compliance and architectural amenities such as arcades, balconies and porches.
- (2) Increased Safety: Degree to which the proposed project will promote safety by easily identifying the business for customers and emergency services.
- (3) **Removal of Slum and Blight**: Degree to which the proposed project upgrades or eliminates substandard structures or eliminates non-conforming uses.

Redevelopment/Construction

Funding Structure:

Matching dollar for dollar or percentage of total expenditure. Limit of up to 20% of overall project costs to perform general repairs and/or work to comply with current city, county and state codes to occupy the building.

Criteria for Program:

- Only one Redevelopment/ Construction Grant will be awarded per structure.
- Must receive Certificate of Occupancy (or Functional equivalent) from building department for funds to be released.
- Property taxes must be current.
- The property cannot have any outstanding code or zoning violations.
- Plans & design must be submitted to Regional Planning Authority for review.
- Must remain in its approved design for a period of 10 years.
- Must comply with all applicable codes, ordinances, regulations and permitting requirements.

Boundaries:

US17-92 CRA District

*See list for qualifying improvements page three of application

Disclaimer:

Neither the City of Sanford, nor the City of Lake Mary, nor the City of Winter Springs, not the City of Casselberry nor Seminole County, shall be responsible for the planning, design, or construction on the property that is owned by the applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the US 17-92 CRA Grant Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

#	
(For Official L	Jse Only)

Redevelopment/Construction Grant Application

Owne	r: <u>TGJP ENTE</u>	RPRISES							
Applic	ant Address:	: <u>1115 O</u>	AK LANE						
City: <u>V</u>	VINTER SPRI	<u>NGS</u>		Zip Co	ode: _	32708			
Projec	t Contract P	erson fo	r Public En	tity: <u>THOM</u>	AS GE	KAS & CO	NNIE G	<u>EKAS</u>	
Phone	: <u>407 -3</u>	<u> 12 </u>	- <u>1957</u>	407		312	1 <u>96</u>	4	
E-mail	: <u>GPATIO12@</u>	<u>@YAHOO</u>	.COM; CD	GEKAS@YAF	<u> HOO.C</u>	<u>OM</u>			
Mailin	g Address: <u>1</u>	115 OAK	LANE, WII	NTER SPRIN	GS, FL	<u> ORIDA, 32</u>	708	=	
Applic	ation Prepa	rer (if dif	ferent tha	n owner):					
	:	=						_	-
	:								
	g Address:								
	<u>E IDENTIFI</u>		I AND HI	<u>STORY</u>					
SITE IN	NFORMATIO	N							
1.	Name of Sit	te or Bus	iness Nam	e: <u>PATIO GI</u>	RILL				
	Site Addres	s: <u>2900 C</u>	ORLANDO I	DRIVE					
				FORD			de: <u>327</u>	73	
	Acreage of	Site: <u>3.1</u>			Bldg.	Sq. Ft.: <u>78</u>	<u>50 – IN</u>	CLUDES PA	TIO
	County Cor	nmission	/City Com	mission Dist	rict#	CAREY - 5	<u>.</u> A	R. JONES	В
2.	A. Current When w		, ,	TGJP ENTE rchased? <u>M</u>	18.90 F 14.00		vhat am	ount? <u>\$63</u>	5,000

	B. Who will develop the site? TGJP ENTERPRISES
	Will the developer own the property at any time? X Yes No
	When the property was/will be purchased? MAY 2007 For what amount? \$635,000
	C. Who will own the site after development? <u>TGJP ENTERPRISES</u>
	When the was/will the property be purchased? <u>N/A</u> For what amount? <u>N/A</u>
CURRI	ENT AND FUTURE LAND USE
3.	Zoning/Land Use:
	A. Current: Industrial Commercial GC2 Residential Mixed-use Other (Specify)
	B. After Cleanup: Industrial Commercial GC2 Residential Mixed-use Other (Specify)
4.	Current economic condition:
	Vacant lot Developed site Other X
	BLIGHTED PROPERTY UNDER CONSTRUCTION
5.	How many buildings are currently on site?
	Industrial How many are occupied? If vacant, for how long?
	Commercial _1 How many are occupied? 0 If vacant, for how long? <u>14 YRS</u>
	Residential How many are occupied? If vacant, for how long?
6 .	Year building(s) was/were built: 1973
7.	Please describe the condition of the buildings on the site (Digital photo file attachment highly recommended but not required).
	THE PROPERTY LOCATED AT 2900 ORLANDO DRIVE IN SANFORD WAS A FORMER WESTERN SIZZLER RESTAURANT THAT HAS BEEN VACANT SINCE 1991. THE SANFORD CITY COMMISSION CONDEMNED THE BUILDING IN NOVEMBER 2004. ON OCTOBER 23, 2006, THE CITY COMMISSION ORDERED THE BUILDING TO BE DEMOLISHED.

** SEE EXISTING BUILDING PHOTOGRAPHS

II. COST ANALYSIS

BUDGET TABLE

Use of Fund	Amount	Already Incurred? (Y/N)	Date Incurred
CONTAMINATION REMOVAL INT OR EXT	2,000	Y	02/08
ACCESS / INGRESS IMPROVEMENTS	6,000	Y	10/08
EXTERIOR LIGHTING	8,000	Y	10/08
EXTERIOR SIGNAGE	16,500	Y	08/08
EXTERIOR WINDOWS	7,000	Y	07/08
FAÇADE	12,000	Y	07/08
LANDSCAPING	41,000	Y	11/08
PARKING IMPROVEMENTS	34,588	Y	11/08
ROOFING	49,200	Y	09/08
SIDEWALKS	12,000	Y	10/08
LIFT STATIONS	24,900	Υ	08/08
UTILITIES – RELOCATION & IMPROVEMENTS	20,000	Υ	10/08

TOTAL: \$233,188.00

III. ANALYSIS OF REDEVELOPMENT POTENTIAL

- 8. Describe the current conditions of the site.
 - THE BUILDING WAS CONDEMNED AND SLATED FOR DEMOLITION AND IS CURRENTLY UNDER CONSTRUCTION.
- Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development, and how the project is line with the goals, vision and mission of the US 17-92 CRA.

- PROMOTE ENVIROMENTAL CLEANUP, RESTORATION & PROTECTION
- PROVIDE INFRASTRUCTURE UPGRADES AND ENHANCEMENTS WHERE EXISTING SERVICE IS IN POOR CONDITION, INADEQUATE OR NON-EXISTANT
- STIMULATE PRIVATE INVESTMENT ALONG THE CORRIDOR
- REDUCE VISUAL BLIGHT AND IMPROVE THE OVERALL APPEARANCE OF THE CORRIDOR
- IMPROVE ECONOMIC GROWTH BY PROVIDING JOB CREATIONS AND SUBSTAINABLE WAGES
- SUPPORT MASS TRANSIT ALONG THE CORRIDOR BY THE PROPERTY OWNER GRANTING EASEMENT TO LYNX
- 10. Describe how the redevelopment of the site will increase Public Safety.
 - THE VAGRANTS ARE NO LONGER INHABITING THE BUILDING
 - THE LIGHTS IN THE PARKING LOT WILL MAKE THE PROPERTY MORE VISIBLE
 - THERE WILL BE SURVEILLANCE CAMERAS ON THE EXTERIOR OF THE BUILDING AS WELL AS THE INTERIOR

11.	Is the site contaminated? YES
	If so, what measures have been taken to address the contamination?
	THE ASBESTOS WAS REMOVED BY PROFESSIONALS
13.	Will Seminole Economic Enhancement District (SEED) Funds be requested? NO If so, for what purpose?
14.	What will be the total project costs? 2.3 MILLION
	Of these costs, how much will be private? \$2,066,812 Public? \$233,188
15.	What are the current property taxes (as determined by the Property Appraiser) for the site and its appraised value? \$10,204
16.	What are the projected property taxes and appraisal value after final development? \$27,485
17a.	What is the expected rate of return on the investment by the CRA. YES
17b.	What is the time frame for the return on investment by the CRA? 13.2

JOB CREATION & RETENTION

18.	Forecast the number of new jobs created after redevelopment and final development of
	the site (jobs that did not exist in the US17-92 CRA prior to development).

Total New Jobs	s: 94
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NEW JOBS TABLE

Position Title	Total # of Full-Time Jobs	Total # of Part-Time Jobs	Annual Wage per Job	Expected Hire Date
MANAGEMENT	7	0	25-60 K	11/08
CHEFS	3	0	30-70 K	11/08
LINE COOKS	12	4	12-25 K	11/08
SERVERS/BARTENDERS	20	25	MIN + TIPS	11/08
HOSTS	3	5	10-18 K	11/08
GENERAL KITCHEN HELP	7	8	12-18 K	11/08

HOUSING DATA

If the site will be re	edeveloped for residential use,	, provide the following data:
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RENTAL:	lotal number of units
	Monthly rental cost per unit \$
	Number of affordable units'
	Construction cost per unit \$
OWNER OCCUPIED:	Total number of units
	Purchase price per unit \$
	Number of affordable units/homes
	Construction cost per unit \$

Submittals

OTHE	R PUBLIC BENEFITS			
20.	Are there environmental enhancements associated with this project, such as "green development" or other environmental infrastructure? X YesNo			
21.	Does the project advance or promote the growth of the green economy? <u>YES</u> If yes, please describe.			
	 THE LANDSCAPING IS DRAUGHT TOLERANT. 85% OF THE EQUIPMENT ORDERED IS ENERGY EFFICIENT 			
22.	Will "Beginning to LEED" Funds be sought? NO			
23.	What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements.			
	 THE RESTAURANT HAS AUTOMATIC LIGHTING, WHICH MEANS THE LIGHTS GO OFF WHEN NO ONE IS INSIDE AND COME ON WHEN SOMEONE ENTERS THE RESTROOMS HAVE AUTOMATIC WATER FAUCETS, WHICH MEANS THE WATER CAN'T BE LEFT ON THE SOAP DISPENSERS ARE AUTOMATICE AS WELL 			
PROX	IMITY TO PUBLIC TRANSIT			
24.	Attach a local transit schedule, and highlight the lines that serve the project site or surrounding area. If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the project site.			
	ON BUS ROUTE			
25.	Would you agree to provide an easement to establish a bus shelter if appropriate?			
	<u>XYesNo</u>			

GRANT

Applica	cations <u>must</u> include the following materials, if applicab	le. for consideration by the US 17-92 CRA:
		,
		property taxes
	Listing of businesses or services offered on site(unless	ss residential)
	Description of proposed improvements	
	Identification of project's support of the CRA Master	Plan
	Current Occupational License(unless residential)	
	Rendering or sketch of proposed improvements	
	Architectural plans – elevation drawing, dimensions,	measurements, etc.
	Color and Material samples	
	Sign/Awning design drawings and/or plans	
	·	bids, estimates, etc
	Signature of Property Owner and Applicant	
Applica	cations lacking sufficient materials to describe the proj	ect will NOT be reviewed.
	-A4A AbA	
host of	of my knowledge. I further understand that the Redeve	the information contained herein is correct to the
	ngent upon funding availability and US 17-92 CRA appro	
	of a property owner or applicant. Properties within the c	
	monies funded programs when such funding conflic	
	nunity Redevelopment Plan. I further understand that I or permits required for any work.	an responsible for providing construction documents
anu/or	or permits required for any work.	
Signatu	nture of Property Owner	Signature of Business Owner
0		
Print N	Name	Print Name
	Must submit Addendum B along with application. If application of application. If application.	plicant is leasing from property owner, Applicant
must st	submit Addendam A with Application.	
This Se	ection for Official Use Only	
Amoun	nt Received:	-
Date Re	Reviewed by RPA:	

G	R	A	N	ľ

Date Reviewed by TAC:	
Recommendation to US 17-92 RPA:	
Action by US 17-92 RPA:	

GRANT		
best of my knowledge. I further understand that the Façac upon funding availability and US 17-92 CRA approval and ar property owner or applicant. Properties within the designate CRA funded programs when such funding conflicts with the Redevelopment Plan. I further understand that I am response permits required for any work.	le/Sign/Landscaping Pro e not to be construed a d US 17-92 CRA boundar ne goals expressed in th	s an entitlement or right of a y are not eligible for US 17-92 ne US 17-92 CRA Community
Signature of Property Owner	Signature of Business C	Owner
Thomas Gebas Print Name	Thomas Print Name	Gekas
Note: <u>Must</u> submit Addendum B along with application. If ap <u>must</u> submit Addendum A with Application.	plicant is leasing from pr	operty owner, Applicant
This Section for Official Use Only		
Amount Received:		

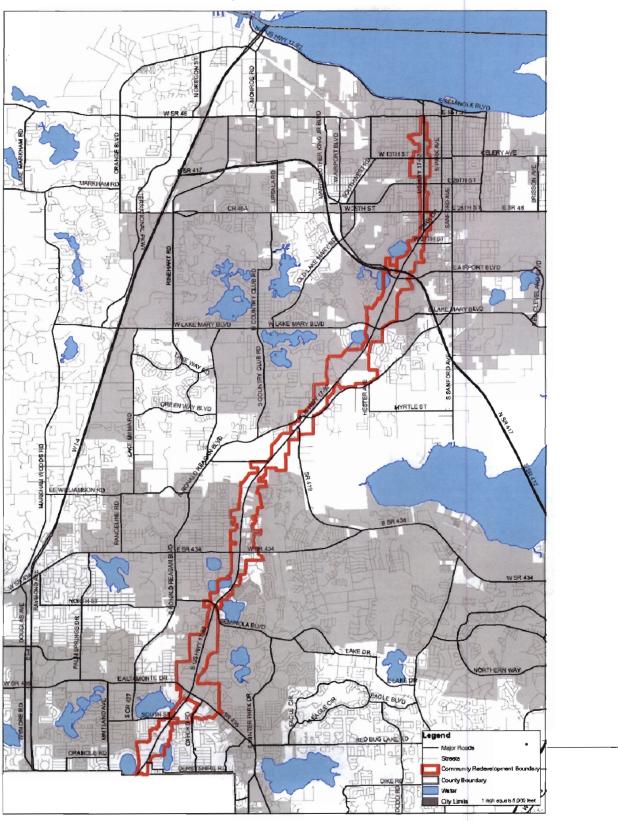
Date Reviewed: _____

Recommendation to US 17-92 CRA: ________

Action by US 17-92 CRA: ______

Adder	ndum A		
Date:			
To:	US 17-92 CRA Community Redevelopment Agency		
From:	(Property Owner)		
Subject	: Permission for Revitalization and Const	ruction Grant Program Participation	
As the c	owner of		, I give my tenant,
		, permission	to participate in the US 17-92,
Revitali	zation or Construction grant Program as d	etailed in the Revitalization and Con	struction Grant Application.
	y Owner's Signature		
Propert	y Owner's Name Printed		
	OF FLORIDA: Y OF SEMINOLE:		
	egoing instrument was acknowledged befo	ore me this day of	
	by		
	nas produced		
	ke an oath.		
(SEAL)			
		Notary Public, State of Florida, (S Notary taking acknowledgement	
		Name of Notary Typed, Printed o	or Stamped
		My Commission Expires:	
		Commission Number	

Community Redevelopment Boundary





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Licensee Details

Licensee Information

Name:

TGJP ENTERPRISES INC (Primary Name)

PATIO GRILL 2 (DBA Name)

Main Address:

1115 OAK LANE

WINTER SPRINGS Florida 32708

County:

SEMINOLE

License Mailing:

LicenseLocation:

2900 SOUTH ORLANDO DR

SANFORD FL 32773

County:

SEMINOLE



Term Glossary
Online Help (FAQs)

License Information

License Type:

Retail Beverage

Rank:

4COP

License Number:

BEV6910229

Status:

Temporary Certificate, Active

Licensure Date:

11/17/2008

Expires:

Special

Qualification Effective

Qualifications

Restaurant - COP

11/17/2008

Only

Temporary

11/17/2008

View Related License Information
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User Services

Renew a License Change License Status Maintain Account Change My Address View Messages Change My PIN View Continuing Ed



Term Glossary
Online Help (FAQs)

Licensee Details

Licensee Information

Name:

TGSP ENTERPRISES (Primary Name)

PATIO GRILL 2 (DBA Name)

Main Address:

1115 OAK LN

WINTER SPRINGS Florida 32708

County:

SEMINOLE

License Mailing:

1115 OAK LN

WINTER SPRINGS FL 32708

County:

SEMINOLE

LicenseLocation:

2900 S ORLANDO DR

SANFORD FL 32773

County:

SEMINOLE

License Information

License Type:

Permanent Food Service

Rank:

Seating

License Number:

SEA6904726

Status:

Plan Review Approved

Licensure Date:

Expires:

Special

Qualification Effective

Qualifications

Plan Review

11/08/2007

View Related License Information

View License Complaint
View Recent Inspections

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Certificate of Registration

DR-11 R. 01/08

Issued Pursuant to Chapter 212, Florida Statutes

69-8014910552-2	09/05/08	10/01/08	MONTHLY
Certificate Number	Registration Effective Date	Opening Date	Filing Frequency

This certifies that

TGJP ENTERPRISES INC 2900 S ORLANDO DR SANFORD FL 32773-5316

has met the sales and use tax registration requirements for the business location stated above and is authorized to collect and remit tax as required by Florida law. This certificate is non-transferable.

POST THIS CERTIFICATE IN A CONSPICUOUS PLACE

THIS IS YOUR SALES & USE TAX CERTIFICATE OF REGISTRATION (DETACH AND POST IN A CONSPICUOUS PLACE)



REFER TO THE BACK OF THIS SECTION FOR SPECIFIC INFORMATION REGARDING YOUR COUNTY'S TAX RATES.



THIS IS YOUR ANNUAL RESALE CERTIFICATE FOR SALES TAX

Note: New dealers who register after mid-October are issued annual resale certificates that expire on December 31 of the following year.

These certificates are valid immediately.

DR-11R, R. 10/07



2008 Florida Annual Resale Certificate for Sales Tax

DR-13 R. 01/08

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2008

Business Name and Location Address

Registration Effective Date 09/05/08

Certificate Number 69-8014910552-2

TGJP ENTERPRISES INC 2900 S ORLANDO DR SANFORD FL 32773-5316

This is to certify that all tangible personal property purchased or rented, real property rented, or services purchased on or after the above Registration Effective Date by the above business are being purchased or rented for one of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.

- Re-rental as real property.
 Incorporation into and sale as part of the repair of
- tangible personal property by a repair dealer.

 Re-rental as transient rental property.
- · Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

This certificate cannot be reassigned or transferred. This certificate can only be used by the active registered dealer or its authorized employees. Misuse of this Annual Resale Certificate will subject the user to penalties as provided by law. Use signed photocopy for resale purposes.

	-	•		• .		-
Presented to:_	·		Presented by:			
	(Insert name of seller on photocopy)	(date)		Aut	horized Signature (Purchaser)	(date)



December 28, 2007

PATIO GRILL #2 1115 OAK LANE WINTER SPRINGS, FL 32708

Subject: PATIO GRILL #2

REGISTRATION NUMBER: G07362900204

This will acknowledge the filing of the above fictitious name registration which was registered on December 28, 2007. This registration gives no rights to ownership of the name.

Each fictitious name registration must be renewed every five years between January 1 and December 31 of the expiration year to maintain registration. Three months prior to the expiration date a statement of renewal will be mailed.

IT IS THE RESPONSIBILITY OF THE BUSINESS TO NOTIFY THIS OFFICE IN WRITING IF THEIR MAILING ADDRESS CHANGES. Whenever corresponding please provide assigned Registration Number.

Enclosed is your certificate(s) as requested.

Should you have any questions regarding this matter you may contact our office at (850) 245-6058.

Fictitious Name Section Division of Corporations

Letter No. 407A00071973



Department of State

I certify from the records of this office that PATIO GRILL #2 is a Fictitious Name registered with the Department of State on December 28, 2007.

The Registration Number of this Fictitious Name is G07362900204.

I further certify that said Fictitious Name Registration is active.

I further certify that this office began filing Fictitious Name Registrations on January 1, 1991, pursuant to Section 865.09, Florida Statutes.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-eighth day of December, 2007

THE STATE OF THE S

CR2EO22 (01-07)

Kurt S. Browning Secretary of State



10/02/08

2008 - 2009

City of Longwood

175 W. Warren Avenue, Longwood, FL 32750

LOCAL BUSINESS TAX

LOCATION: 820 W SR 434

For the Occupation:

RESTAURANTS/TAKE OUT/

PATIO GRILL 820 W SR 434 LONGWOOD

FL 32

GEKAS, THOMAS

YEAR: 10/08-09/09

DIRECTOR OF FINANCE

RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT BUSINESS LOCATION.

Receipt # 09-0008066

STATE #	SEA	5903156
CITY TAX	\$	200.00
ADMINISTRATIVE FEE	\$	10.00
TRANSFER FEE	\$.00
PENALTY %	\$	24.50
COUNTY TAX	\$	45.00

TOTAL\$

279.50

Carol Roger



10/07/08

2008 - 2009

City of Longwood

175 W. Warren Avenue, Longwood, FL 32750 **LOCAL BUSINESS TAX**

LOCATION: 724 S HWY 17-92

YEAR: 10/08-09/09

GEKAS, CONNIE





COUNTY TAX

45.00 19.50

PENALTY

TRANSFER FEE

ADMINISTRATIVE FEE

10.00 . 00

Receipt # 09-00008798

CITY TAX	STATE #	
\$ 150.00	SEA6901411	

224.50

TOTAL\$

RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT BUSINESS LOCATION.

DIRECTOR OF FINANCE

US 17-92 CRA REDEVELOPMENT GRANT AGREEMENT TJGP ENTERPRISES, INC.

THIS AGREEMENT is effective as of the day of,
20, by and between the US 17-92 COMMUNITY REDEVELOPMENT AGENCY, a
public agency created by Resolution No. 97-R-130 pursuant to Florida
Statutes 165.031, 163.356 or 168.357, of and in the State of Florida,
whose address is 1101 East First Street, Sanford, Florida 32771,
hereinafter referred to as the "CRA", and TGJP ENTERPRISES, INC.,
which is authorized to do business and is doing business in the State
of Florida, whose address is 1115 Oak Lane, Winter Springs, Florida
32708, and whose Federal Employer ID Number is,
hereinafter referred to as the "COMPANY".

WITNESSETH

WHEREAS, the Board of County Commissioners of Seminole County, Florida (the "BOARD") has established the CRA in accordance with the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes, in recognition of the need to address, prevent, and eliminate blighted conditions within the community; and

WHEREAS, the BOARD enacted Ordinance Number 97-54 adopting the US 17-92 Corridor Redevelopment Plan (the "PLAN") for the purposes of community redevelopment within the US 17-92 Community Redevelopment Area (the "AREA"); and

WHEREAS, the CRA is authorized to undertake and carry out community redevelopment projects and related activities (the "PROJECT") in accordance with Florida Statutes Section 163.370; and

WHEREAS, the CRA has identified the need to eliminate blighted conditions, increase commercial activity, improve pedestrian safety, and provide job opportunities for area residents in the PLAN; and

whereas, the US 17-92 Redevelopment Planning Agency (the "RPA") is empowered to review redevelopment projects, programs, and opportunities and to provide recommendations to the CRA as authorized by the Multiparty Interlocal Agreement Establishing the US 17-92 Redevelopment Planning Agency; and

WHEREAS, the RPA has reviewed the proposal for commercial redevelopment of the property located at 2900 Orlando Drive, Sanford, Florida 32771, known as the TGJP Enterprises, Inc. Redevelopment Project (the "PROJECT"), presented by the COMPANY and has found the PROJECT consistent and complementary to the goals of the PLAN; and

WHEREAS, the PROJECT is consistent with the following strategies identified in the PLAN:

- Promote and locate strategic land use activities of regional importance within the AREA to capture emerging market opportunities while reinforcing the unique character of the community; and
- Establish a partnership between the public sector and the private sector for the purpose of understanding the mutual benefits of proposed redevelopment projects; and

WHEREAS, on September 25, 2008, the RPA unanimously endorsed the PROJECT and recommended the PROJECT be forwarded to the CRA for approval; and

WHEREAS, the COMPANY is proposing as part of the PROJECT to renovate and redevelop the property located at 2900 Orlando Drive, Sanford, Florida 32771, as described in Exhibit A, "Development Proposal", attached hereto, located within the corporate limits of the City of Sanford, Florida, and within the geographic boundaries of the AREA, at an approximate cost of TWO MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,100,000.00), which sum represents a significant capital investment, and;

WHEREAS, the City of Sanford has identified a capital investment of TWO MILLION ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$2,100,000.00) as eligible PROJECT cost for reimbursement from the CRA Trust Fund, as recommended by the RPA; and

whereas, on ________, 20_____, the CRA authorized financial assistance from the 17-92 Redevelopment Trust Fund in the form of a CRA Economic Redevelopment Grant Agreement to the COMPANY to assist the COMPANY in the construction of the PROJECT; and

WHEREAS, the CRA and the COMPANY desire to enter into this Agreement for the purpose of establishing additional assurances to the CRA that expenditures of the CRA related to the PROJECT will produce a positive economic effect in the AREA as a result of the COMPANY's activities in the AREA,

NOW, THEREFORE, in consideration of the premises and mutual covenants hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby covenant and agree as follows:

SECTION 1. RECITALS.

- (a) The above recitals are true and correct and form a material part of this Agreement upon which the parties have relied.
- (b) The CRA finds and declares that it is in the public's best interest and serves a public purpose to award a CRA Redevelopment Grant from the 17-92 Redevelopment Trust Fund to the COMPANY in the amount of TWO HUNDRED THIRTY-THREE THOUSAND ONE HUNDRED EIGHTY-EIGHT AND NO/100 DOLLARS (\$233,188.00) pursuant to the terms of this Agreement.

SECTION 2. DEFINITIONS.

- (a) "PROJECT" includes all development, renovation, construction, and redevelopment as proposed in Exhibit A. Renovation of the property shall be done in a single Renovation Phase and is to be completed no later than March 31, 2009. COMPANY shall have nine (9) months after the completion date to submit documentation to the CRA verifying that the work as described in Exhibit A has been completed and all of the COMPANY's obligations under this Agreement met.
- (b) "Completion Thresholds". The redevelopment PROJECT shall be deemed completed when a specified capital investment amount has been achieved, as verified by the Seminole County Property Appraiser's Office. This threshold is TWO MILLION ONE HUNDRED THOUSAND AND NO/100 (\$2,100,000.00). The capital investment measurement period above includes investments from the date that the COMPANY took possession of the affected parcels.
- (c) "Award Payouts" for the PROJECT shall be made only after the COMPANY has satisfied the completion threshold for the PROJECT

within the prescribed time period referenced in Section 2(A) of this Agreement and after the threshold achievement has been verified with the official records maintained by the Seminole County Property Appraiser's Office. The awards are to be proportional to the capital investment amount made to date. The award upon completion of the PROJECT shall be TWO HUNDRED THIRTY-THREE THOUSAND ONE HUNDRED EIGHTY-EIGHT AND NO/100 DOLLARS (\$233,188.00). This amount represents approximately 100 percent of the total grant award of TWO HUNDRED THIRTY-THREE THOUSAND ONE HUNDRED EIGHTY-EIGHT AND NO/100 DOLLARS (\$233,188.00).

(d) "Allowable Costs" are any costs allowable by law associated with the redevelopment, renovation, and construction of the PROJECT as described in Exhibit A. Said costs may include land acquisition costs, site development costs, construction costs, construction materials costs, impact fees, and professional services fees associated with the PROJECT.

SECTION 3. REPRESENTATIONS BY COMPANY. The COMPANY represents and warrants to the CRA the following:

- (a) The COMPANY is duly organized and validly existing under the laws of the State of Florida and is authorized to do business in the State of Florida.
- (b) The COMPANY's officers have the corporate power, authority, and legal right to execute, deliver, and perform this Agreement. The execution, delivery, and performance of this Agreement by the COMPANY have been authorized by all necessary corporate and shareholder action.

(c) The COMPANY's Project Manager shall be ______or his/her designee.

SECTION 4. CONVENANTS OF THE COMPANY. The COMPANY hereby covenants with the CRA to do the following:

- (A) The COMPANY agrees to redevelop the property known as 2900 Orlando Drive, Sanford, Florida 32771, as more specifically described in Exhibit A and in accordance with the schedule set forth in Section 2(a) of this Agreement.
- (b) The COMPANY agrees to satisfy the terms as described in Section 2(b) of this Agreement before requesting the disbursement of the award associated with satisfaction of the PROJECT terms. The COMPANY will not request disbursement of the award funds until the terms and conditions of this Agreement have been satisfied as confirmed in the official records maintained by the Seminole County Property Appraiser's Office.
- (c) The COMPANY shall provide written verification, satisfactory to the CRA, demonstrating compliance with this Agreement no later than nine (9) months after the PROJECT completion date.
- (d) When the PROJECT is complete, the COMPANY shall cause notice to be given to the CRA and will make any related documentation available for review and inspection by the CRA.
- (e) If deemed necessary by the CRA, COMPANY agrees to grant an easement to the CRA and Lynx for the purpose of building and maintaining a bus shelter on the PROJECT property.

SECTION 5. COVENANTS OF THE COMMUNITY REDEVELOPMENT AGENCY.

Upon submission of proof of satisfaction of the terms described in

Section 2(a) and (b), completion of the PROJECT, and issuance of a Certificate of Occupancy for the property, and submission of allowable costs incurred by the COMPANY as a result of the activities described in Exhibit A and which are satisfactory to the CRA, the CRA will cause to be issued a payment to the COMPANY for demonstrated allowable costs incurred up to TWO HUNDRED THIRTY-THREE THOUSAND ONE HUNDRED EIGHTY-

SECTION 6. TERM.

(a) This Agreement shall become effective upon execution by the

CRA and the COMPANY and shall remain in effect through close out of

the Agreement pursuant to and consistent with its terms.

EIGHT AND NO/100 DOLLARS (\$233,188.00) for redevelopment costs.

(b) This Agreement will terminate upon completion of

construction of all activities described in Exhibit A by the COMPANY

and upon satisfaction of the terms and conditions of this Agreement as

evidenced by a report prepared by the COMPANY and forwarded to CRA,

outlining the COMPANY's satisfaction of the terms and conditions of

this Agreement.

SECTION 7. REPORTS. Upon completion of the PROJECT, the COMPANY

shall provide a Report to the CRA demonstrating the COMPANY's

satisfaction of the terms and criteria listed in Exhibit A.

SECTION 8. FORCE MAJEURE. In the event any party hereunder

fails to satisfy a requirement imposed in a timely manner, due to a

hurricane, flood, tornado, or other Act of God or force majeure, then

said party shall not be in default hereunder; provided, however, that

performance shall recommence upon such event ceasing its effect.

SECTION 9. BINDING EFFECT. This Agreement shall be binding upon

and inure to the benefit of the parties hereto and the successors in

interest, transferees, and assigns of the parties.

SECTION 10. ASSIGNMENT. This Agreement shall not be assigned by

either party without the prior written approval of the other.

SECTION 11. PUBLIC RECORDS. The COMPANY shall allow public

access to all documents, papers, letters, or other materials which

have been made or received by the COMPANY in conjunction with this

Agreement.

SECTION 12. RECORDS AND AUDITS

(a) The COMPANY shall maintain in its place of business all

books, documents, papers, and other evidence pertaining to the work

performed under this Agreement. Such records shall be and remain

available at the COMPANY's place of business at all reasonable times

during the term of this Agreement and for two (2) years after

Agreement closure.

(b) The COMPANY agrees that the CRA or its duly authorized

representatives shall, until the expiration of two (2) years after

Agreement closure, have access to examine any of COMPANY's books,

documents, papers, and records involving transactions related to this

Agreement. The COMPANY agrees that payments made under this Agreement

shall be subject to reduction for amounts charged which are found,

based on audit examination, not to constitute allowable costs.

(c) All required records shall be maintained until an audit has

been completed and all questions arising from it are resolved or until

two (2) years after closure of the Agreement, in writing, and

submission of the final invoice, whichever is sooner. COMPANY will provide proper facilities for access to and inspection of all required records.

SECTION 13. NOTICES. Whenever either party desires to give notice unto the other, notice shall be sent to:

For CRA:

US 17-92 Community Redevelopment Agency 1101 East First Street Sanford, FL 32771

with copies to:

Seminole County Economic Development Department Attn: Coordinator, US 17-92 Community Redevelopment Agency 1301 East Second Street Sanford, FL 32771

For COMPANY:

TGJP Enterprises, Inc. 1115 Oak Lane Winter Springs, FL 32708



Either of the parties may change, by written notice as provided herein, the addresses or persons for receipt of notices or invoices.

All notices shall be effective upon receipt.

SECTION 14. INDEMNITY AND INSURANCE.

- (a) Each party to the Agreement is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and its officers, employees, and agents.
- (b) To the extent allowed by law, each party to this Agreement shall indemnify, save, and hold harmless the other party and all of its respective officers, agents, and employees from and against all losses and all claims, demands, payments, suits, actions, recoveries, and

judgments of every nature and description whatsoever, including claims for property damage and claims for injury to or death of persons brought or recovered against the other party to this Agreement by reason of any act or omission of the responsible party, its respective officers, agents, subcontractors, or employees, in the execution of the work relating to this Agreement.

- (c) The parties further agree that nothing contained herein shall be construed or interpreted as denying to any party any remedy or defense available to such parties under the laws of the State of Florida, nor as a waiver of sovereign immunity of the CRA beyond the waiver provided for in Section 768.28, Florida Statutes.
- (d) COMPANY shall provide necessary workers' compensation coverage and unemployment compensation for its employees.

SECTION 15. CONFLICT OF INTEREST.

- (a) The COMPANY agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with the CRA or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government.
- (b) The COMPANY hereby certifies that no officer, agent, or employee of the CRA has any material interest (as defined in Section 112.312, Florida Statutes) either directly or indirectly, in the business of the COMPANY to be conducted here, and that no such person shall have any such interest at any time during the term of this Agreement.

(c) Pursuant to Section 216.347, Florida Statutes, the COMPANY hereby agrees that monies received from the CRA pursuant to this Agreement will not be used for the purpose of lobbying the legislature or any other State or Federal agency.

under this Agreement, the parties shall abide by all laws, statutes, ordinances, rules, and regulations pertaining to or regulating the performance set forth herein, including those now in effect and hereafter adopted. Any material violation of said laws, statutes, ordinances, rules, or regulations shall constitute a material breach of this Agreement and shall entitle the non-violating party to terminate this Agreement immediately upon deliver of written notice of termination.

SECTION 17. EQUAL OPPORTUNITY EMPLOYMENT.

- (a) The COMPANY agrees that it will not discriminate against any contractor, employee, or applicant for employment or work under this Agreement because or on account of race, color, religion, sex, age, or national origin and will ensure that applicants and employees are treated during employment without regard to race, color, religion, sex, age, or national origin. This provision shall include, but not be limited to, the following: retention; award of contracts; employment; upgrading, demotion or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- (b) The COMPANY agrees that it will comport all of its activities with the provisions of Chapter 760, Florida Statutes.

SECTION 18. EMPLOYEE/COMPANY STATUS.

(a) Persons employed or retained by SPARTAN in the performance of services and functions pursuant to this Agreement shall have no claim to pension, workers' compensation, unemployment compensation, civil service, or other employee rights or privileges granted to the CRA's officers and employees either by operation of law or by the CRA.

(b) The COMPANY assumes total responsibility for salaries, employment benefits, contractual rights and benefits, contract payments, and federal, state and local employment taxes, if any, attributable to the COMPANY's personnel or contractors and agrees to indemnify and hold the CRA harmless from any responsibility for same.

(c) In performing this Agreement, planning, developing, constructing, equipping, and operating the PROJECT or carrying out any of the activities to be carried out by the COMPANY, the COMPANY will be acting independently, in the capacity of an independent entity, and not as a joint venturer, partner, associate, employee, agent, or representative of the CRA.

for the sole benefit of the parties hereto and their respective successors and assigns, including any successor in interest to the COMPANY's interest in the PROJECT, and is not intended to and shall not benefit any third party. No third party shall have any rights hereunder as a result of this Agreement or any right to enforce any provisions of this Agreement.

SECTION 20. CONTINGENT FEES/CONFLICTING EMPLOYMENT.

(a) The COMPANY covenants that it has employed and retained only

bona fide employees working for the COMPANY, attorneys, and consultants

to solicit or secure this Agreement. The CRA warrants that it has not

paid or agreed to pay any person, the COMPANY, corporation, individual

or firm, other than a bona fide employee working for the COMPANY, any

fee, commission, percentage, gift, or any other consideration contingent

upon or resulting from the award of making of this Agreement.

(b) The COMPANY agrees that at the time of execution of this

Agreement it has no retainer or employment agreement, oral or written,

with any third party relating to any matters which adversely affect any

interest or position of the CRA. During the term of this Agreement, the

COMPANY shall not accept any retainer or employment from a third party

whose interests appear to be conflicting or inconsistent with those of

the CRA.

SECTION 21. GOVERNING LAW/ATTORNEYS FEES. This Agreement shall

be construed and interpreted according to the laws of the State of

Florida. In the event of litigation between the parties arising from

or pertaining to this Agreement, the prevailing party shall be

entitled to recover from the other parties reasonable trial and

appellate attorney's fees and cost.

SECTION 22. CONSTRUCTION OF AGREEMENT. This Agreement shall not

be construed more strictly against one party than against the other

merely by virtue of the fact that it may have been prepared by counsel

for one of the parties. It is recognized by both the CRA and the

COMPANY that they have had the opportunity to contribute substantially

and materially to the preparation of this Agreement.

SECTION 23. CONSTITUTIONAL AND STATUTORY LIMITATION ON AUTHORITY

OF THE CRA. The terms and conditions of this Agreement placed upon the

CRA are applicable only to the extent they are within and consistent

with the constitutional and statutory limitations on the authority of

the CRA. Specifically, the parties acknowledge that the CRA is without

authority to grant or pledge a security interest in any of the CRA's

revenue sources or property.

SECTION 24. EVENTS OF DEFAULT/REMEDIES.

(a) For purposes of this Agreement, "Event of Default" shall mean

any of the following:

(1) The COMPANY shall misapply or cause the misapplication

of CRA funds or credits received pursuant to this Agreement.

(2) Any representation or warranty made by the COMPANY

herein or in any statement, invoice, or certificate furnished to the

CRA in connection with the performance of the Agreement proves to be

untrue in a material respect as of the date of issuance or making

thereof and shall not be corrected or brought into compliance within

thirty (30) days after written notice thereof to the COMPANY by the

CRA.

(3) The COMPANY shall materially breach any covenant

contained in this Agreement and such breach shall not be corrected or

cured within thirty (30) days after written notice thereof to the

COMPANY by the CRA, provided however, that the CRA may declare a

lesser time period in the event that it finds, in its sole and

absolute discretion, that such lesser period is necessary to protect

the public health, safety, or welfare.

(4) The COMPANY fails to provide to the CRA the timely, written verification, satisfactory to the CRA, of its performance

obligations herein.

(5) The COMPANY fails to expend CRA Funds in accordance

with this Agreement.

(b) Within forty-five (45) days after receiving written notice

from the CRA that an event of default has occurred, the COMPANY shall

refund such disbursed funds which the CRA determines have been

misapplied under the terms of this Agreement, or, in the alternative,

deposit such funds into the registry of the court, subject to

determination of CRA's entitlement thereto. The CRA may proceed to

assert any and all legal or equitable remedies provided by law.

SECTION 25. COUNTERPARTS. This Agreement may be executed in any

number of counterparts each of which, when executed and delivered, shall

be an original, but all counterparts shall together constitute one and

the same instrument.

SECTION 26. HEADINGS. All sections and descriptive headings in

this Agreement are inserted for convenience only and shall not affect

the construction or interpretation hereof.

SECTION 27. TIME. Time is of the essence of this Agreement.

SECTION 28. SEVERABILITY. If any provision, term, or clause of

this Agreement is determined to be invalid or unenforceable by a Court

of competent jurisdiction, said determination shall not, in any way,

effect the obligation of the parties as provided for or referred to

herein and, to that end, the provisions of this Agreement shall be

deemed severable. However, such invalidity or unenforceability shall preclude the continuing effect of this Agreement if a failure of consideration were to occur.

SECTION 29. ENTIRE AGREEMENT.

- (a) This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby.
- (b) No waiver or consent to any departure from any term, condition, or provision of this Agreement shall be effective or binding upon any party hereto unless such waiver or consent is in writing, signed by an authorized officer of the party giving the same, and delivered to the other party.
- (c) The COMPANY agrees that no representations have been made by the CRA in order to induce the COMPANY to enter into this Agreement other than as expressly stated in this Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement for the purposes stated herein.

ATTEST:	TGJP ENTERPRISES, INC.
	By:
JEFFREY PIERCE Vice-President	THOMAS GEKAS President
(CORPORATE SEAL)	Date:

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US 17-92 COMMUNITY REDEVELOPMENT AGENCY

	By:
MARYANNE MORSE	BRENDA CAREY, Chairman
Clerk to the Board of	
County Commissioners of	
Seminole County, Florida.	Date:
For the use and reliance	As authorized for execution by
of Seminole County only.	the US 17-92 CRA at their
Approved as to form and	regular meeting.

County Attorney
AEC/lpk
10/1/08

legal sufficiency.

P:\Users\Legal Secretary CSB\Economic Development\17-92 CRA TGJP.doc

Attachment:

Exhibit A - Development Proposal



Metsopoulos, John

From: GERLI, ANTONIA [GERLIA@Sanfordfl.gov]

Sent: Thursday, August 21, 2008 2:06 PM

To: Metsopoulos, John

Subject: Patio Grill

Attachments: CONCEPT E.pdf; 2.15.07 memo.doc; CC Memo -Patio Grill-2900 Orlando Drive -

1-22-07.doc

Follow Up Flag: Follow up Completed

John:

Attached is some info on the Patio Grill and below are the City Commission minutes on the demolition.

Let me know if you need more info.

Jan. 22, 2007

Demolition of 2900 Orlando Drive -- request to postpone. [Commission Memo 07-030]

Commissioner Bridges moved to approve postponement of the demolition of 2900 Orlando Drive, incorporating therein Staff's recommendation that engineering plans be submitted no later than February 5, 2007 and approved no later than February 22, 2007, and that construction begin within thirty (30) days of the approved engineering plans, no later than March 22, 2007, and if for whatever reason there is not substantial compliance with Staff's recommendations, that it be brought before the City Commission at its next regularly scheduled meeting to either extend or order demolition of the property. Seconded by Commissioner Woodruff and carried by vote of the Commission as follows:

Mayor Kuhn Nay Commissioner Woodruff Aye Commissioner Jones Aye Commissioner Bridges Aye

Antonia Gerli, AICP

Principal Planner P. O. Box 1788 Sanford, FL 32772-1788 Phone 407.688.5143 FAX 407.688.5141



ws	RM _X_
Item No	

City of Sanford, Florida

CITY COMMISSION MEMORANDUM 07-030 JANUARY 22, 2007, AGENDA

To: Honorable Mayor and Members of the City Commission

PREPARED BY: Russ Gibson, Director Planning and Development

SUBMITTED BY: Robert (Sherman) Yehl, City Manager

SUBJECT: Postponement of demolition at 2900 Orlando Drive

SYNOPSIS:

A request to postpone the demolition of 2900 Orlando Drive has been received.

FISCAL/STAFFING STATEMENT:

None at this time.

BACKGROUND:

The property is located on the west side of US 17-92 (Orlando Drive) just north of the SR 417 overpass. The property is zoned GC-2, General Commercial with a Future Land Use of GC, General Commercial. The building on this property was constructed as a restaurant, but has been vacant since 1991. The City Commission condemned the structure on November 8, 2004. On January 23, 2006 the property owners were granted 60 days to submit a status report on the sale and rehabilitation of the property. Since no status report was received, the City Commission ordered the building demolished on October 23, 2006. On October 20, 2006, the applicant submitted a conceptual plan for the renovation of the building. A pre-application conference was held with the Development Review Team meeting on October 31, 2006 to review the proposed plan. After several revisions, on January 9, 2007, the Development Review Team found the concept plan for the Patio Restaurant to be in compliance with the land development regulations. More detailed engineering plans will be submitted by the applicant. The property has been fenced and is secure.

LEGAL REVIEW:

This City Attorney reviewed the items relevant to the site at the time of demolition action.

RECOMMENDATION:

It is staff's recommendation that the order for demolition of the structure at 2900 Orlando Drive be postponed subject to the following:

- 1. Submittal of Engineering Plans no later than February 5, 2007 and approval no later than February 22, 2007;
- 2. Construction to begin within 30 days of approved Engineering Plans, no later than March 22, 2007.

SUGGESTED MOTION:

"I move to approve the postponement of the demolition at 2900 Orlando Drive for 30 days in order to have Engineering Plans approved for a proposed Patio Grill."

Attachment: 11 x 17 Concept Plan



PLANNING AND DEVELOPMENT SERVICES DEPARTMENT MEMORANDUM

To: Russ

FROM: Larry

DATE: March 6, 2007

RE: Patio Grill – 2900 Orlando Drive – Status

• January 22, 2007 City Commission voted to postpone demolition subject to engineering plans being submitted no later than February 5th and approved no later than February 22nd with construction beginning

within 30 days of approval but no later than March 22nd.

• February 5, 2007 CPH Engineers submitted a detailed site plan for the Patio Grill;

• February 6, 2007 The plans were distributed to the Development Review Team;

• February 9, 2007 The DRT comments were faxed to CPH Engineers;

• February 12, 2007 Talked with Alan Lane of CPH Engineers about the comments;

• February 13, 2007 Talked with Alan Lane of CPH Engineers about deadlines, their

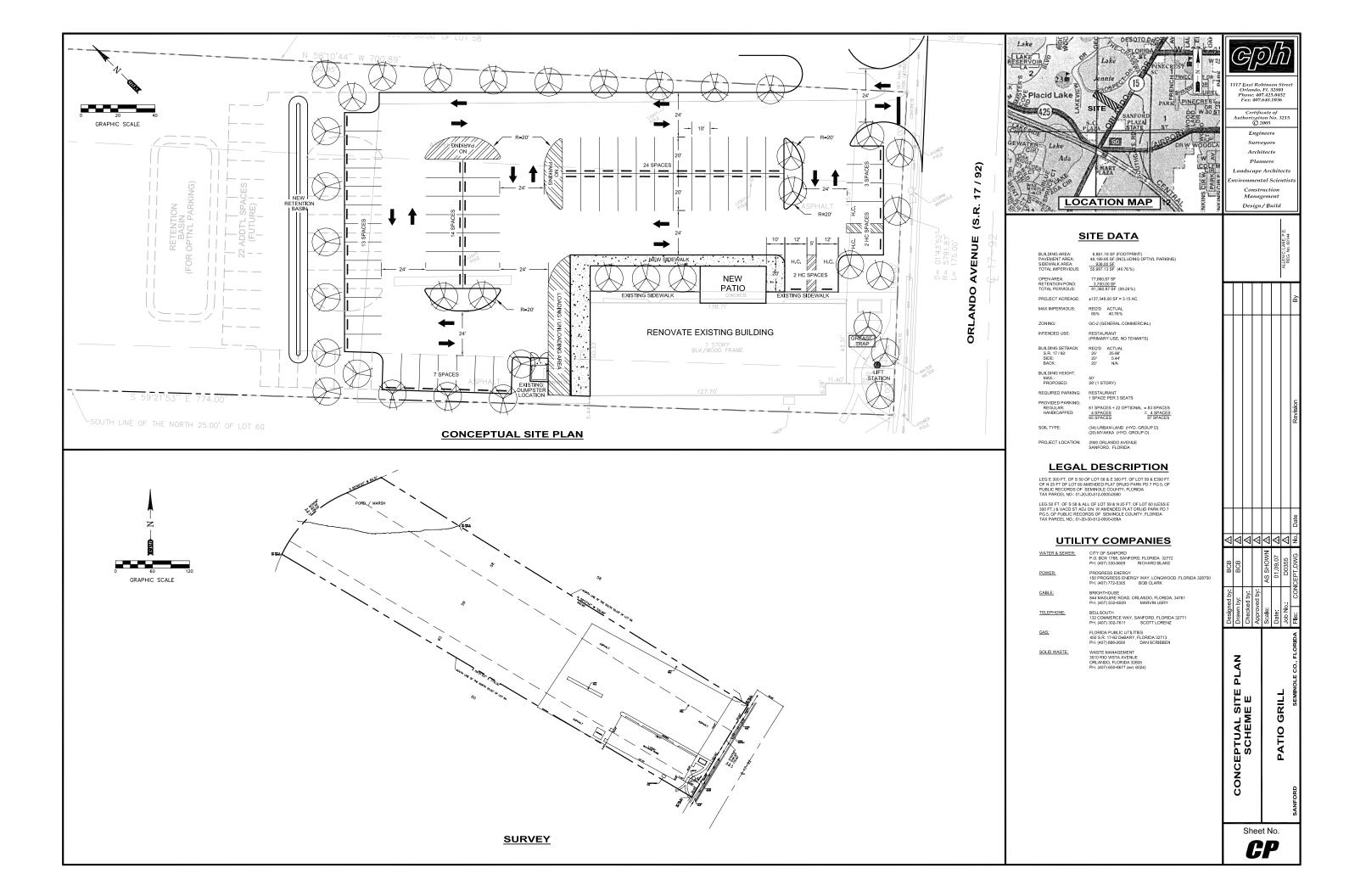
target date for delivery of complete engineering plans with

corrections made.

• February 15, 2007 Revised engineering plans submitted by CPH for staff approval.

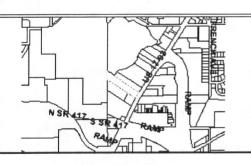
• February 21, 2007 Engineering plans approved by staff with minor conditions.

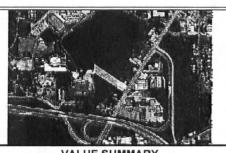
• March 6, 2007 Site Development Permit pending submittal of application, fees, etc.





1101 E. FIRST ST SANFORD, FL 32771-1468 407 - 665 - 7506





GENERAL

Parcel Id: 01-20-30-512-0000-0580 Owner: TGJP ENTERPRISES INC

Mailing Address: 1115 OAK LANE

City, State, ZipCode: WINTER SPRINGS FL 32708

Property Address: 2900 ORLANDO DR S SANFORD 32771

Facility Name:

Tax District: S4-SANFORD- 17-92 REDVDST

Exemptions:

Dor: 21-RESTAURANT

VALUE	SUMMARY	
VALUES	2008 Working	2007 Certified
Value Method	Market	Market
Number of Buildings	1	1
Depreciated Bldg Value	\$149,876	\$152,897
Depreciated EXFT Value	\$20,343	\$20,343
Land Value (Market)	\$368,428	\$368,428
Land Value Ag	\$0	\$0
Just/Market Value	\$538,647	\$541,668
Portablity Adj	\$0	\$0
Save Our Homes Adj	\$0	\$0
Assessed Value (SOH)	\$538,647	\$541,668
Tax E	stimator	

Portability Calculator

2008 Taxes and Taxable Value Estimate

Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$538,647	\$0	\$538,647	4.5153	\$2,432.15
Schools	\$538,647	\$0	\$538,647	7.5430	\$4,063.01
City Sanford	\$538,647	\$0	\$538,647	6.3250	\$3,406.94
SJWM(Saint Johns Water Management)	\$538,647	\$0	\$538,647	.4158	\$223.97
Natural Lands/Trails I/S Debt	\$538,647	\$0	\$538,647	.1451	\$78.16
Total				18.9442	\$10,204.23

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

SALES

Date Book Page Amount Vac/Imp Qualified Deed WARRANTY DEED 04/2007 06677 0205 \$635,000 Improved Yes \$100 Improved No WARRANTY DEED 12/2003 05667 1503 \$100 Improved CORRECTIVE DEED 12/2003 05504 1214 No WARRANTY DEED 01/1974 01006 1392 \$105,000 Vacant

2007 VALUE SUMMARY

2007 Tax Bill Amount: \$10,106 2007 Taxable Value: \$541,668 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS

Find Sales within this DOR Code LAND

LEGAL DESCRIPTION

PLATS: Pick...

Land Assess Method Frontage Depth Land Units Unit Price Land Value 52,500 7.00 \$367.500 SQUARE FEET 0 0 **ACREAGE** 0 2.320 400.00 \$928

S 50 FT OF LOT 58 & ALL OF LOT 59 & N 25 FT OF LOT 60 & VACD ST ON W AMENDED PLAT DRUID PARK PB 7 PG 5

BUILDING INFORMATION

Year Blt Fixtures Gross SF Stories Ext Wall Bld Value Est. Cost New **Bld Num** Bld Class 6,823 1 CONCRETE BLOCK - MASONRY \$149,876 1 MASONRY PILAS 1974 11

OPEN PORCH UNFINISHED / 108 Subsection / Sqft **OPEN PORCH FINISHED / 434** Subsection / Sqft

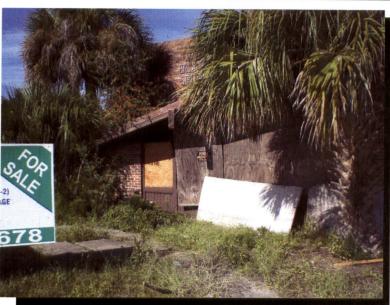
Permits

EXTRA FEATURE

Description Year Bit Units EXFT Value Est. Cost New COMMERCIAL ASPHALT DR 2 IN 1974 31,770 \$11,564 \$28,911 360 WALKS CONC COMM 1974 \$477 \$1,192 2 POLE LIGHT CONCRETE 3 ARM 1974 \$8,302 \$8,302

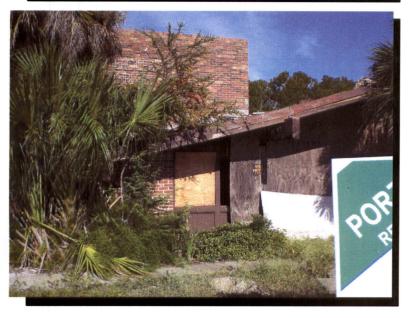


Existing view to the south from Hwy 17-92. Sign to be renovated or removed to meet current City guidelines. Appropriateness of the new signage is extremely important to the new Owner.



Photograph #2

Existing front left of building to be cleared and re-landscaped.



Photograph #3

Sloped roof on front (facing Hwy 17-92) to be removed and re-shaped to be more contemporary and inviting in nature.



Front height of building to have new and different roof slope with a total face-lift toward Hwy 17-92.



Photograph #5

Overgrown area at front left to be cleared and landscaped.



Photograph #6

Left front palm could be retained but supplemented with more appropriate landscaping.

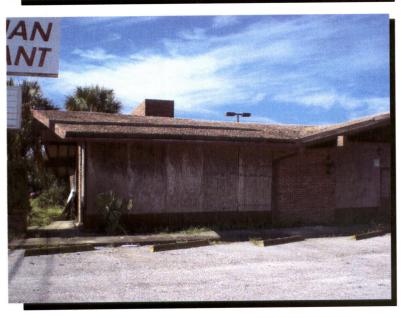


Existing south elevation seen from northbound Hwy 17-92 traffic to be cosmetically addressed to improve "visual impact"



Photograph #8

Existing north elevation of dining and entry area. Sloped roof to be removed and replaced w/ a reconfigured roof line for a more inviting visual statement.



Photograph #9

Left area of existing entry to be removed and upgraded after sloped roof removal.



Existing entry to be redesigned after roof removal and reconfiguration.



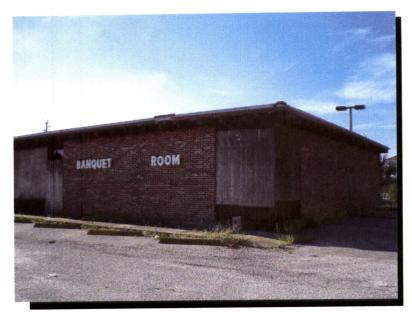
Photograph #11

Existing entry photograph showing deteriorated condition of roof deck, and structural members.



Photograph #12

Deteriorated sloped roof area to right of existing entry, this portion of the roof to be removed and reconfigured. Low-sloped roof area to the right to be retained but replaced (along with minor areas of deck damage).



Rear view of existing Banquet Room with low-sloped roof above. Building exterior in this area to be renovated.



Photograph #14

Close up of Banquet Room corner to be renovated along with minor deck replacement.



Photograph #15

Brick rear of building to remain intact with only minor renovations. Concrete dumpster pad to right to be retained, screened, and re-used.



Rear of building south wall to be renovated to enhance "visual impact" of north bound Hwy 17-92 traffic.



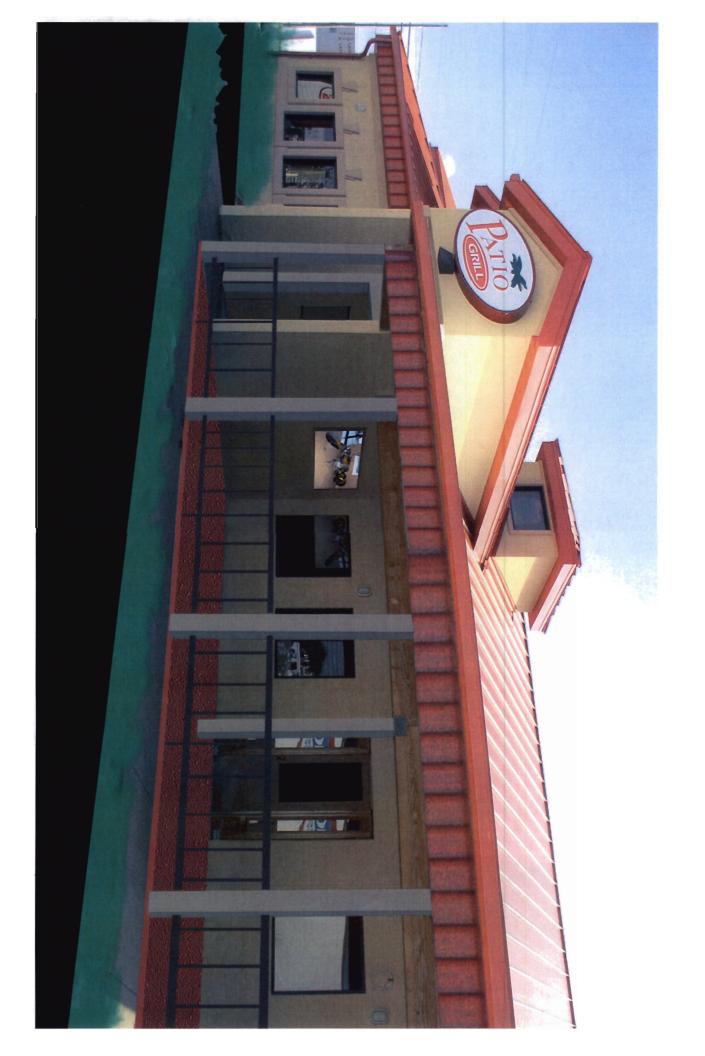
Photograph #17

Existing parking lot to be reconfigured and updated to meet current City of Sanford guidelines.



Photograph #18

Existing parking lot lighting to be upgraded to current Illuminating Engineering Society of North America (IESNA) and City of Sanford guidelines.





ESTIMATE SUBMITTED TO			DATE	10/25/2007
Patio Grill			DATE	10/25/2007
7 41.0 51.11			PROJECT	
	4	San	ford Restu	rant

DESCRIPTION	TOTAL
This estimate is based on DDP Architect drawings dated 09/03/2007	
#1 Demolition: Roof, floors, walls and concrete	22,500.00
#2 New Masonry Walls 150': Footers for future patio	22,000.00
#3 Concrete cut and patch for plumbing	14,560.00
#4 Carpentry: Trusses, decking, labor and materials	29,300.00
#5 Roofing: Metal and Flat \$79,200.00 new decking \$50,624.00	129,824.00
#6 Thermal & Moisture Protection	2,560.00
#7 Doors, Frames & Hardware	12,569.00
#8 Specialties: Hoods	35,259.00
#9 Drywall Partitions and FRP	63,582.00
#10 Acoustical Ceiling	14,860.00

TOTAL

Accepted B	y:



ESTIMATE SUBMITTED TO		DATE	10/25/2007
Patio Grill			1
	F	PROJECT	
	Sanfo	ord Restura	ant

DESCRIPTION	TOTAL
#11Wall Covering: FRP in kitchen and prep areas	15,000.00
#12 HVAC: 45 tons	80,000.00
#13 Plumbing with grease traps	80,100.00
#14 Fire Sprinklers and Fire alarm	42,000.00
#15 Electrical	134,500.00
#16 Dumpsters: 12	3,960.00
#17 Final Clean	1,725.00
#18 Site Supervision	18,000.00
#19 Site Clean-up & Misc. General Labor	1,500.00
#20 Glass: Fixed and windows	8,000.00
#21 Flooring: \$4.50 sq ft allowance	31,050.00

TOTAL

Accepted By:	
	 ·



ESTIMATE SUBMITTED TO			DATE	10/25/2007
Patio Grill				
		PROJECT		
		San	ford Restu	rant

DESCRIPTION	TOTAL
#22 EIFS	32,000.00
#23 Painting	9,800.00
#24 Millwork: Cabinetry and bar	130,000.00
#25 Toilet Accessories	1,500.00
#26 Concrete sidewalks	12,500.00
#27 Temp utilities and trailer	2,500.00
#28 Audio, security,computer cabling	53,500.00
#29 Permit	8,700.00
#30 Architect and Engineering in Owner costs	130,000.00
#31 Sitework	201,000.00
#32 Walk-in coolers and freezer	40,000.00

TOTAL

Accepted By	y:	



ESTIMATE SUBMITTED TO		DATE	10/25/2007
Patio Grill			
		PROJECT	
	Sant	ford Restur	ant

DESCRIPTION	TOTAL
#33 General conditions	15,000.00
#34 Equipment: Kitchen Equipment Provided by Owner	150,000.00
#35 Landscape and irrigation	42,001.00
#36 Signs	25,600.00
#37 Contractor's Overhead & Fee	79,850.00

TOTAL \$1,696,800.00

Accepted By:

2008-R-	BLIDC	ET AMENDMENT D	DECLIECT		
2000-K-	BUDGET AMENDMENT REQUEST		FS Recommendation		
TO:	Seminole County Board of County Commissioners		Ryan Switzer	12/1/08	
FROM:	Department of	partment of Fiscal Services		Analyst	Date
SUBJECT:	Budget Ame	ndment Resolution	า	Budget Manager	Date
	•	Planning and Dev	-	Director	Date
	()	17-92 Redevelopme		09-10	
PURPOSE:	award in the		relopment Grant to the TGJP Enterpris 900 South Orlando Dr.		
ACTION:	Approval and Resolution.	authorization for the	he Chairman to execu	ite Budget Ame	endment
			, it is recommended that the ein for the purpose describe		nts in the
Sources:					
13300.9999		Project #	Project # Account Title Reserves for Contin		233,188
13300.9999			Treserves for Continu	<u></u>	255,100
Total Sources					\$ 233,188
Uses:					
Account Num		Project #	Account Title	 	Amount
13300.0111	02.580821		Aids to Private Organ	izations	233,188
Total Uses			,		\$ 233,188
	E	BUDGET AMENDM	ENT RESOLUTION		
adopted at th	e regular meetir		ne above requested be ounty Commissioners of so of said meeting.		
Attest:					
			By: Bob Dallari		
•	lorse, Clerk to		Bob Dallari Chairman		
Doald Of CO	unty Commissi	011612	Chaimidh		
Date:			Date:		
Entered by C	County Finance	Department			

Date: